



## PLANNING AND ZONING COMMISSION COMMUNICATION

September 2, 2014

**SUBJECT:** Hold Public Hearing for Planned Development Case No. 14-02-PD and Consider Recommendation of an Ordinance

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 14-02-PD

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### **ACTION REQUESTED:**

Receive public input regarding a request for Planned Development to change the zoning of 3.282 acres of land located out of the J.E. Whitener Estate, Lots 31 and 32, Block 2; 200 block of E. Whitener Road, from Community Unit Development Ord. No. 753 (CUD), based on the two-family dwelling (R-2) zoning district into Planned Development (PD) zoning district to allow single family residential, and consider recommendation for an Ordinance.

### **ALTERNATIVES:**

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*
4. Recommend approval of the request with modifications – *simple majority*
5. Recommend denial of the request – *simple majority*

### **SUMMARY OF SUBJECT:**

**Applicant:** Mr. Don Dykstra, representing Bloomfield Homes

**Location/Zoning:** 3.282 acres currently within the 200 block of E. Whitener Road. The property is currently zoned Community Unit Development Ord. No. 753 (CUD), based on the two-family dwelling district (R-2).

**Project Description:** Bloomfield Homes intends to construct a nineteen (19) lot single-family detached subdivision. The previous zoning of the property was for the development of duplexes. The proposed planned development zoning district will establish architectural design standards for the project.

## Summary of Requested Standards

Standards	Requested PD
Minimum Lot Size	5,500 SF Lot avg: 6,384 SF
Minimum Lot Width	55 FT
Minimum Living Floor Area	1,800 SF
Minimum Front Yard Setback	20 FT
Minimum Rear Yard Setback	15 FT
Minimum Side Yard Setback	Interior 5 FT Corner 15 FT

*Lots* – The lots will be a minimum of 5,500 SF with an average lot size at 6,384 SF. All lots will face internal to the cul-de-sac subdivision..

*Architectural Standards* – A list of architectural features are established as requirements within the Planned Development ordinance and are similar as has been approved through previous planned developments for Bloomfield Homes within South Eules. The list of features is attached as part of the ordinance for the Planned Development.

*Exterior Enhancements* – A masonry wall will be constructed along the E. Whitener frontage and will be designed with a sidewalk where a sidewalk had not been located previously. A stained wood fence with metal posts will be constructed along the rear property lines adjacent to the rear property lines of the Knob Hill subdivision and apartment complex.

Staff recommends approval of the Planned Development Ordinance.

### **SUPPORTING DOCUMENTS:**

- Draft Ordinance
- Application
- Responses from Neighboring Property Owners
- Map 1, Map 2, and Map 3

### **APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner